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**DATE:** August 22, 2002

**CONCLUSION:** The proposal conforms to the goals of the Comprehensive Plan. The Comprehensive Plan identifies a number of implementation strategies that support the finding that the The North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan is in conformance with the Comprehensive Plan.

“The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln’s great strengths and their conservation is fundamental to this plan. The health of Lincoln’s varied neighborhoods and districts depends on implementing appropriate and individualized policies.” (page F 15)

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“Maximize the community’s present infrastructure investment by planning for residential and commercial development in areas with available capacity.” (page F 17)

“Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood.” (page F 18 & 73)

“Commerce Centers should generally contain a mix of land uses, including residential uses.” (page F 41)

“Strip commercial development is discouraged. Commerce Centers should not develop in a linear strip along roadway nor be completely auto oriented.” (page F 41)

“New or established commercial uses should not encroach upon, or expand into, existing neighborhoods.” (page F 41 & F 49)

“Physical linkages (i.e. sidewalks, trails, roads) should be utilized to directly connect Commerce Centers with adjacent development, although undesirable traffic impacts on adjacent residential areas should be avoided or minimized.” (page F 41)

“Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented.” (page F 49)

“Maintain and encourage retail establishment and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods.” (page F 49)

“Maintain and encourage ethnic commercial establishments that are convenient to existing neighborhoods.” (page F 49)

“Make green space an integral part of all environments - Green space can come in a variety of forms. The policies of the Comprehensive Plan should strive to incorporate such uses in the full range of urban and rural landscapes.” (page F 57)

“Pursue the active coordination of all future trail network extensions and enhancements. The urban network of trails should connect employment centers, shopping areas, schools and residential neighborhoods. Trails should be an integral part of the community’s green spaces and corridors.” (page F 62)

“Preserve existing affordable housing and promote the creation of new affordable housing throughout the community.” (page F 65)

“Promote the preservation, maintenance and renovation of existing housing and neighborhoods throughout the city, with special emphasis on low and moderate income neighborhoods. Maintain and enhance infrastructure and services in existing neighborhoods.” (page F 68)

“Implement the housing and neighborhood strategies as embodied in the City of Lincoln Consolidated and Annual Action Plans and subsequent housing and neighborhood plans. These plans provide the core for affordable housing and neighborhood preservation actions for public and private agencies.” (page F 73)

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**“Activity Corridors and Centers** - These areas tend to be located along arterials, particularly where two major arterials might intersect. These locations often have strip commercial or L shaped neighborhood shopping centers. Directness and safety for pedestrians going to, from, and within these corridors and centers should be stressed.” (page F 91)

**“Other Areas** - All areas of the community should have safe, secure, and reasonably direct pedestrian connections.” (page F 91)

**“Strategies: Bicycle and Trails Standards for Existing Areas**

- Identify critical segments offering greater system continuity and connections for major activity centers schools and the University of Nebraska. Undertake projects to complete identified gaps in the system.” (page F 94)

**ANALYSIS:**

1. The North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan has been prepared to supersede all previous Redevelopment Plans and amendments that cover an area generally bounded by “N” Street on the south; the viaduct over the Burlington Northern Santa Fe right-of-way, parallel to the Cornhusker Highway on the north; 23<sup>rd</sup> Street on the west; and, 31<sup>st</sup> Street on the east. The boundaries of the project are more specifically set forth on the attached map.
2. *The North 26<sup>th</sup>/27th Street Redevelopment Area, Lincoln, Nebraska, Blight and Substandard Determination Study* determined that the area was blighted and substandard. The City Council declared the area blighted and substandard on June 19, 2000.
3. The City Council adopted the 2025 Lincoln-Lancaster County Comprehensive Plan which incorporated *The North 27<sup>th</sup> Street Corridor Plan* as a subarea plan of the Comprehensive Plan on May 28, 2002.
4. The Redevelopment Plan identifies the following objectives, which are consistent with *The North 27th Street Corridor Plan*, an approved subarea plan of the Comprehensive Plan:
  - ! The North 27th Street Corridor should be a mixed use corridor.
  - ! Redevelopment should occur in ways that strengthen existing commercial and residential investments.
  - ! Replace affordable housing stock by assuring adequate sites.
  - ! Make North 27th Street a link between neighborhoods.
  - ! Separate, to the degree possible, local and through traffic movements.
  - ! Establish defensible edges between residential and non-residential uses.
  - ! Provide additional open space/green space.
  - ! Provide a pedestrian friendly environment.

***The North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan***

- ! Develop zoning and signage regulations for the corridor which recognizes its mixed use character and reduce visual conflicts.
  - ! Design features that encourage/promote security in the area.
5. The redevelopment activities are consistent with *The North 27th Street Corridor Plan*, an approved subarea plan of the Comprehensive Plan and include, but are not limited to:
- ! Intersection improvements to accommodate pedestrian needs.
  - ! Closing access to North 27th Street at Dudley and Orchard
  - ! Replace and repair sidewalks
  - ! Design and implement a plan for street unification and beautification
  - ! Study, repair and replace sanitary sewers in the 27th and Vine Street area
  - ! Study, repair and replace drainage and storm sewers in the vicinity of X Street
  - ! Provide commercial redevelopment projects in several areas
  - ! Replace, rehabilitate and expand affordable housing
  - ! Develop a trail bridge in the vicinity of X Street
  - ! Extend and landscape the MoPac trail
  - ! Develop a community wrap-around center in the vicinity of 27th and Holdrege
  - ! Reconfiguration Pentzer Park
  - ! Potential to rezone areas to be compatible with redevelopment
6. The objectives of The North 27th Street Corridor and Environs Redevelopment Plan are consistent with *The North 27th Street Corridor Plan* and the goals of the 2025 *Lincoln-Lancaster County Comprehensive Plan*.

Prepared by:


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**Comp. Plan Conformance #02008  
N. 27th St. Corridor & Environs  
Redevelopment Plan**



 Area of Application

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

